

| | |
|--------|------|
| FEE \$ | 10 - |
| TCP \$ | 0 |
| SIF \$ | 290 |

paid 6/25/99

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 76218



Your Bridge to a Better Community

BLDG ADDRESS 681 Moonrise Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 1564 sq ft

TAX SCHEDULE NO. 2945-031-07-003 SQ. FT. OF EXISTING BLDGS N/A

SUBDIVISION Moonrise East TOTAL SQ. FT. OF EXISTING & PROPOSED 1564 sq ft

FILING 1 BLK 1 LOT 3

(1) OWNER Grand Ridge Properties

(1) ADDRESS 3032 I-70 Bus loop

(1) TELEPHONE 434-4616

(2) APPLICANT Great Services

(2) ADDRESS 3032 I-70 Bus loop

(2) TELEPHONE 434-4616

NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

USE OF EXISTING BUILDINGS N/A

DESCRIPTION OF WORK & INTENDED USE Single Family Res.

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE R-SF-4

SETBACKS: Front 20' from property line (PL)
 or _____ from center of ROW, whichever is greater

Side 7' from PL, Rear 25' from PL

Maximum Height 35'

Maximum coverage of lot by structures 50%

Permanent Foundation Required: YES NO

Parking Req'mt 2

Special Conditions _____

CENSUS 10 TRAFFIC 19 ANNEX# _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 8/2/00

Department Approval [Signature] Date 8/9/00

| | | | |
|--|--------------------|--|---------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <input checked="" type="checkbox"/> | W/O No. <u>pt 6/28/99</u> |
| Utility Accounting | <u>[Signature]</u> | Date | <u>8/15/00</u> |

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



ACCEPTED *C. Jay Nelson 8/9/00*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Drive OK
8/9/00
681 MOONRISE COURT
LOT 3 BLOCK 1

